

3.1 INSTRUCTIONS

- 3.1.1 Within the SmartCode Planning Area, this code replaces and takes precedence over the zoning, subdivision and development standards contained in the ordinances and the Land Development Code of Leander.
- 3.1.2 New Community Plans may be prepared for the S-1 Edge Sector, S-2 General Sector, and S-3 Transit Sector as described in Article 2.
- 3.1.3 New Community plans may be prepared by a landowner, a developer, or by the City, and they shall comply with Article X Public Standards, Article 3 and Article 5 of this Code.
- 3.1.4 New Community Plans shall graphically show, in a series of maps, all required elements. [Add list from model code.]

3.2 SEQUENCE OF COMMUNITY DESIGN

- 3.2.1 The site shall be structured using one or several Pedestrian Sheds, which should be located according to existing conditions, such as traffic intersections, adjacent developments, and natural features. The site or any Community Unit within it may be smaller or larger than its Pedestrian Shed.
- 3.2.2 The Community Unit boundaries may be adjusted to include land falling between or outside the Pedestrian Sheds, but the extent of each shall not exceed the acreage limit specified in Section 3.3 for the applicable Community Unit type.
- 3.2.3 Areas of Transect Zones (Section 3.4) shall be allocated within the boundaries of each Community Unit according to the percentage ranges for each type provided on Table 2A and Summary Table 6A.
- 3.2.4 Civic Zones shall be assigned according to Section 3.5.
- 3.2.5 Special Districts, if any, shall be assigned according to Section 3.6.
- 3.2.6 The Thoroughfare network shall be laid out according to Section 3.7.
- 3.2.7 Density shall be calculated according to Section 3.8.
- 3.2.8 Remnants of the site outside the Community Units shall be assigned to Transect Zones or Civic Space by Warrant or Special District by Variance.
- 3.2.9 Detail the plan using the Special Requirements described in Section 3.8, if applicable.
- 3.2.10 Incorporate the incentives available according to Section 1.6, if applicable.

3.3 COMMUNITY UNIT TYPES

- 3.3.1 **CLUSTERED LAND DEVELOPMENT (CLD)**
 - a. A CLD shall be permitted within the S-1 Edge Sector.
 - b. A CLD shall be structured by one Standard Pedestrian Shed and shall consist of no fewer than 20 acres (10 urbanized) and no more than 60 acres (30 urbanized).
 - c. A CLD shall include Transect Zones as allocated on Table 2 and Table 14a. A minimum of 50% of the Community Unit shall be permanently allocated to a T1 Natural Zone and/or T2 Rural Zone.
- 3.3.2 **TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)**
 - a. A TND shall be permitted within the S-1 Edge Sector and the S-2 General Sec-

- tor.
- b. A TND shall be structured by one Standard or Linear Pedestrian Shed and shall be no fewer than 40 acres and no more than 160 acres.
- c. A TND shall include Transect Zones as allocated on Table 2 and Table 14a.
- d. Larger sites shall be designed and developed as multiple Community Units, each subject to the individual Transect Zone requirements for its type as allocated on Table 2 and Table 14a. The simultaneous planning of adjacent parcels is encouraged.
- e. [Intentionally left blank.]
- 3.3.3 **REGIONAL CENTER DEVELOPMENT (RCD)**
 - a. An RCD shall be permitted within the S-3 Transit Sector.
 - b. An RCD shall be structured by one Long Pedestrian Shed, one Standard Pedestrian Shed, or both together, and shall consist of no fewer than 60 acres and no more than 640 acres.
 - c. An RCD shall include Transect Zones as allocated on Table 2 and Table 14a.
 - d. For larger sites that cross into the S-2 General Sector, an RCD may be adjoined without buffer by one or more TNDs, each subject to the individual Transect Zone requirements for TND as allocated on Table 2 and Table 14a. The simultaneous planning of adjacent parcels is encouraged.

3.4 TRANSECT ZONES

- 3.2.1 Transect Zones shall be constituted of the urban design elements generally described in Table 1A, prescribed throughout this Code, and summarized on Table 6A.

3.4 DENSITY CALCULATIONS

- 3.4.1 Intentionally Left Blank.
- 3.4.2 The Overall Residential Minimum Density of each Project shall be calculated in terms of housing units as specified for the area of each Transect Zone by Table 6A. For purposes of density calculation, the Transect Zone Areas include the thoroughfares but not land assigned to Civic Zones. If the project contains more than one Transect Zone, the minimum density of the predominant T- zone shall be used to calculate density. [needs review]
- 3.4.3 Intentionally Left Blank.
- 3.4.4 [deleted]
- 3.4.5 [deleted]
- 3.4.6 [deleted]
- 3.4.7 [deleted]

3.5 SPECIAL DISTRICTS

- 3.5.1 Special District designations shall be assigned to areas that, by their intrinsic size, function, or configuration, cannot conform to the requirements of any Transect Zone or combination of zones. Conditions of development for Special Districts shall be determined in public hearing of the City Council and recorded on Table 6B.